

January 3, 2019

Ms. Carol Jacobs
Assistant City Manager
David Girling, Chair
Newport Beach Harbor Commission
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Subject: Appeal of Approval In Concept/Harbor Permit Number 1502-2018

Dear Ms. Jacobs and Mr. Girling:

As a citizen of Newport Beach, I am concerned about the City's approval of the new marina at 2888 Bayshore Drive (Newport Marina). I am writing in support of the Bayshore residents' appeal of the Harbor Commission's approval in concept for Harbor Permit 1502-2018.

Newport Harbor is an extraordinary asset unlike any other residential-recreational harbor in Southern California. It has successfully balanced beautiful waterfront vistas (public and private) and residential quality of life with active recreation and commercial marine enterprises. Losing that respectful balance threatens the very nature of our community, the reason people moved "to the beach" in 1938 and 2018.

The new plan to place the Newport Marina closer to the homes in Bayshores will undermine the security, safety, privacy and quiet enjoyment of the exterior and interior of each residence. The existing marina configuration is not directly adjacent to the sea wall and the homes in Bayshores. The smaller vessels in the existing marina are not so massive that the captain and guests can look into the residences. Placing nine 80' yachts in slips five feet from the property line is disconcerting and undermines the fundamentally residential nature of this part of the harbor. Bayshores is a family community not a commercial resort such as the Balboa Bay Club, where the presence of crew, large numbers of cars and unknown guests is anticipated and encouraged. This dock configuration is not in harmony with historic and current neighborhood and I strongly encourage you to reconsider this plan.

In addition, the placement of yacht tenants at the sea wall in front of other people's homes seems fundamentally unjust and a bad precedent. The owner/developer who will receive the economic benefit from the marina should also conserve to their property the deficits (loss of view, loss of privacy, decreased quiet enjoyment, safety concerns).

I respectfully request the City through its Harbor Commission should require a new plan that will address these issues and will not negatively impact the Bayshores community.

Sincerely,



Mary Ann Soden

cc: Duffy Dufffield, (District 3), Harbor Commissioners, Joy Brenner (District 6)